

IN RE: PETITION FOR SPECIAL EXCEPTION  
NE/S Liberty Road, 743' W of  
the c/l of Deer Park Road  
(10010 Liberty Road)  
2nd Election District  
2nd Councilmanic District  
Liberty Road Volunteer Fire Co.  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 92-240-X

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to permit an existing volunteer fire station in a B.L. and D.R. 3.5 zone pursuant to Sections 1B01.1.C.19, 230.13 and 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), for a proposed addition as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Jerry Wayne, Appeared, testified and was represented by J. Neil Lanzi, Esquire. Also appearing on behalf of the Petitioner were Paul W. Madigan, Contractor, Karl J. Simmerman and Michael J. Quinn. There were no Protestants.

Testimony indicated that the subject property, known as 10010 Liberty Road, consists of 14.45 acres more or less, split zoned D.R. 3.5 and B.L. and is the site of the Liberty Road Volunteer Fire Company. Said property has been the subject of previous Case Nos. 76-241-X and 84-341-X in which special exceptions were granted for the volunteer fire company and community building which have existed on the property since 1947. All improvements on the property are located on the B.L. zoned portion of the site. The Petitioner is now desirous of constructing an addition to the existing firehouse facility to provide additional sleeping quarters for overnight volunteers and housing for fire equipment to prevent stacking. Testimony indicated that currently the Petitioner must move one piece of

equipment to get another out. In support of their request, Petitioners introduced letters from four community associations in the area, marked Petitioner's Exhibits 3A through 3D, which indicate they have no objections to the proposed addition. Testimony indicated the relief requested meets the special exception requirements set forth in Section 502.1 of the B.C.Z.R. and that there will be no adverse impact upon the health, safety or general welfare of the community as a result of the granting of this relief.

At the hearing, the Petitioners were granted permission to reduce the number of trees required for the landscape buffer along Liberty Road. It was agreed that Petitioners would be permitted to plant 9 trees in lieu of the 18 depicted on Petitioner's Exhibit 1 and that a revised site plan would be submitted accordingly.

It is clear that the B.C.Z.R. permits the use proposed in the B.L. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a spe-

cial exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17<sup>th</sup> day of January, 1992 that the Petition for Special Exception to permit an existing volunteer fire station in a B.L. and D.R. 3.5 zone pursuant to Sections 1B01.1.C.19, 230.13 and 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), for a proposed addition in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Within thirty (30) days of the date of this Order, Petitioners shall submit a revised site plan incorporating the modified landscaping relief granted herein.

3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TWK:bjs

ORDER RECEIVED FOR FILING

Date 1/17/92  
By [Signature]

ORDER RECEIVED FOR FILING

Date 1/17/92  
By [Signature]

ORDER RECEIVED FOR FILING

Date 1/17/92  
By [Signature]

ORDER RECEIVED FOR FILING

Date 1/17/92  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

January 17, 1992

J. Neil Lanzi, Esquire  
25 W. Chesapeake Avenue, Suite 204  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
NE/S Liberty Road, 743' W of the c/l of Deer Park Road  
(10010 Liberty Road)  
2nd Election District - 2nd Councilmanic District  
Liberty Road Volunteer Fire Company - Petitioner  
Case No. 92-240-X

Dear Mr. Lanzi:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TWK:bjs

cc: People's Counsel

File

## Petition for Special Exception

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A Volunteer Fire Company in a B.L. and DR 3.5 zoned property pursuant to Sections 1B01.1(C)19, 230.13 and 502.1 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

J. NEIL LANZI, ESQUIRE

(Type or Print Name)

Signature

25 W. Chesapeake Ave., Ste 204

Address

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 321-8200

Legal Owner(s):

LIBERTY ROAD VOLUNTEER FIRE COMPANY, INC.

(Type or Print Name)

Signature

Address

City and State

10010 Liberty Road 922-1223

Address

Randallstown, Maryland 21133

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Jerry Wayne

Name

10010 Liberty Road 922-1223

Address

Phone No.

ORDER RECEIVED FOR FILING

Date 1/17/92  
By [Signature]



ESTIMATED LENGTH OF HEARING - 1/2HR.  
AVAILABLE FOR HEARING  
MON./TUES./WED. - NEXT TWO MONTHS  
ALL APPEALS  
REVIEWED BY: [Signature] DATE 1/17/92

#### ZONING PROPERTY DESCRIPTION

Beginning at a point on the northeast side of Liberty Road, which is an 80'-0" right of way width at a distance of 743'-0" west of the center line of Deer Park Road, which is 70'-0" wide. Thence the following courses and distances:

Travel along the northeast right-of-way line of Liberty Road N 56° 18'-35" W 425.22'. Then turn N 33° 41'-05" E 200.00' and turn parallel to Liberty Road N 56° 18'-35" W 75.00' to a point. Continue N 62° 24'-50" W 166.10', and N 30° 38'-25" W 781.13'. Turn N 59° 21'-35" E 431.39' and continually N 69° 18'-29" E 116.01'. Turn S 10° 02'-16" E 125.00' and turn again N 79° 57'-15" E 200.00' to a point on the west side of the right-a-way line for Deer Park Road. Travel along the west right of way line S 10° 02'-15" E 73.27' and S 17° 14'-15" E 26.73', then turn S 72° 45'-15" W 200.00' and again turn parallel to Deer Park Road S 17° 14'-15" E 300.00'.

Proceed along a line N 72° 45'-45" E 200.00' to intersect again the west right of way line of Deer Park Road at which point continue along the west right of way line S 17° 14'-15" E 100.00'. Turn S 72° 45'-45" W 150.00' and turn again S 17° 14'-15" E 100'. From this point travel S 72° 45'-45" E 150.00' to again intersect the west right of way line of Deer Park Road. Turn along the west right-of-way line S 17° 14'-15" E 239.33' and S 23° 03'-00" E 132.33'. Turn again S 17° 31'-00" W 301.09' connecting to the starting point located 743.00' from the centerline of Deer Park Road.

Total property encompasses 14.45 +/- acres and is recorded in the following deeds: Liber T.B.S. 1816, folios 306 and 307; Liber G.L.B. 2271, folio 131; Liber GLB 2453, folio 163; Liber GLB 262, folio 372.



#### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

92-240-X

District 2nd Date of Posting December 23, 1991  
Posted for: Special Exception  
Petitioner: Liberty Road Volunteer Fire Company, Inc.  
Location of property: NE/S Liberty Road, 743' W of c/l of Deer Park Road  
10010 Liberty Road  
Location of Signs: NE/S of Liberty Road on front of subject property

Remarks:  
Posted by: J. J. [Signature] Date of return: December 27, 1991  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/23, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/19, 1991.

THE JEFFERSONIAN,

*S. Zeke Nelson*

Publisher

\$ 76.67

# CERTIFICATE OF PUBLICATION

TOWSON, MD. 12/23/1991

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/19/1991.

TOWSON TIMES,

S. Zetke Inc.

Publisher

\$786.47

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein, at Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, as follows:

Case Number: 92-240-X  
10010 Liberty Road, 743' W of c/l Deer Park Road  
10010 Liberty Road  
2nd Election District  
2nd Councilmember  
Petitioner(s):  
Liberty Road Volunteer Fire Company, Inc.  
Hearing Date: Wednesday, Jan. 10, 1992 at 11:00 a.m.

Special Exception: for a Volunteer Fire Company in a B.L. and D.R.-3.5 zoned property.  
LAWRENCE E. SCHMIDT  
Zoning Commissioner of Baltimore County  
TY 412-181 December 15



Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R 001-6150  
Number

receipt

12/24/91

Date

1

Cashier Validation

Please Make Checks Payable To Baltimore County

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 1-3-92

Liberty Road Volunteer Fire Company, Inc.  
10010 Liberty Road  
Randallstown, Maryland 21133

ATTN: JERRY WAYNE

RE:  
CASE NUMBER: 92-240-X  
10010 Liberty Road, 743' W of c/l Deer Park Road  
10010 Liberty Road  
2nd Election District - 2nd Councilmember  
Petitioner(s): Liberty Road Volunteer Fire Company, Inc.

Dear Petitioner(s):

Please be advised that \$103.67 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon

ARNOLD JABLON  
DIRECTOR

CC: J. Neil Lanzi, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DECEMBER 11, 1991

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein as follows:

CASE NUMBER: 92-240-X  
10010 Liberty Road, 743' W of c/l Deer Park Road  
10010 Liberty Road  
2nd Election District - 2nd Councilmember  
Petitioner(s): Liberty Road Volunteer Fire Company, Inc.  
HEARING: WEDNESDAY, JANUARY 16, 1992 at 11:00 a.m.

Special Exception for a Volunteer Fire Company in a B.L. and D.R.-3.5 zoned property.

Lawrence E. Schmidt

Zoning Commissioner of  
Baltimore County

cc: Liberty Road Volunteer Fire Company, Inc.  
J. Neil Lanzi, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

December 26, 1991

J. Neil Lanzi, Esquire  
25 W. Chesapeake Avenue, Suite  
Towson, MD 21204

RE: Item No. 253, Case No. 92-240-X  
Petitioner: Liberty Road Vol. Fire Co.  
Petition for Special Exception

Dear Mr. Lanzi:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with above referenced petition. The attached comments from each reviewing agency are not intended to assure that that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments  
Date: December 26, 1991  
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All Petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

James E. Dyer

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Jerry Wayne, President  
Liberty Road Volunteer Fire Co.  
10010 Liberty Road  
Randallstown, MD 21133

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 6th day of December, 1991.

Arnold Jablon

ARNOLD JABLON  
DIRECTOR  
Received By:  
James E. Dyer  
CHAIRMAN  
ZONING PLANS ADVISORY COMMITTEE

Petitioner: Liberty Road Volunteer Fire Department

Petitioner's Attorney: J. Neil Lanzi

## BAITMORE COUNTY ECONOMIC DEVELOPMENT COMMISSION

### Memorandum

TO: Julia Winiarski  
Office of Zoning Administration and  
Development Management  
FROM: A. J. Haley, Acting Director  
Economic Development Commission  
DATE: December 20, 1991  
RE: Zoning Advisory Comments for Meeting of December 17, 1991

This office has no comment for items 92-1, 233, 237, 245, 246, 247, 248, 249, 250, 251, 252 or 253.

RECEIVED  
DEC 26 1991  
ZONING OFFICE

Baltimore County Government  
Fire Department



700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(410) 887-4500

JANUARY 6, 1991

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: LIBERTY ROAD VOLUNTEER FIRE COMPANY, INC.

Location: #10010 LIBERTY ROAD, LIBERTY ROAD  
VOLUNTEER FIRE COMPANY

Item No.: 253 Zoning Agenda: DECEMBER 17, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: [Signature] Notes and  
Planning Group Approved  
Special Inspection Division Fire Prevention Bureau

JP/KEK



BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: January 6, 1992

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Liberty Road Volunteer Fire Co., Inc., Item No. 253

In reference to the applicant's request, staff offers the following comment:

Staff supports the applicant's request and recommends that a landscape plan be submitted to the deputy director of the Office of Planning and Zoning prior to the issuance of any building permits. Subsequent to plan approval, a copy shall be submitted to the Zoning Office to be made part of the official file.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL:rdn  
ITEM253/TXTROZ

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili  
Traffic Engineer II

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: December 17, 1991

This office has no comments for item numbers 233, 245, 246, 247, 248, 249, 250, 251, 252 and 253.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II



LIBERTY COMMUNITIES DEVELOPMENT CORPORATION, INC.

3820 Fernside Road • Randallstown, MD 21133 • (301) 655-7766

January 14, 1992

Mr. Lawrence E. Schmidt  
Zoning Commissioner  
Baltimore County  
111 W. Chesapeake Avenue  
Towson, MD 21204

Re: 92-240-X  
Item #253

Dear Commissioner Schmidt:

The Liberty Communities Development Corporation (LCDC) is a twelve year old non-profit business organization operating throughout the Liberty Road commercial corridor in Baltimore County. We operate under contract with the County's Economic Development Commission and are responsible for the implementation of the Liberty Road Action Plan which is a formal amendment to the County's Master Plan.

At their meeting last night the LCDC Executive Committee voted unanimously to support the Liberty Road Volunteer Fire Company's petition for a Special Exception at 10010 Liberty Road. We believe that this organization and project are a benefit to our community and we are pleased to lend our support.

Sincerely,

*Jim Janas*  
Jim Janas  
Director, LCDC

cc: Mr. Carl Zimmerman

PETITIONER'S  
EXHIBIT 3A



GPCA

GREATER PATAPSCO COMMUNITY ASSOCIATION, INC.  
PO Box 31 - Granite, MD 21163

January 10, 1992

Lawrence E Schmidt,  
Zoning Commissioner  
for Baltimore County  
County Office Building  
Towson, Maryland, 21204

Timothy M. Kotroco,  
Deputy Zoning Commissioner  
for Baltimore County  
County Office Building  
Towson, Maryland, 21204

Re: Liberty Road Volunteer Fire Company, Inc.  
10010 Liberty Road  
Randallstown, Maryland 21133  
Petition for Special Exception  
for volunteer Fire Company  
Proposed Building Addition  
Case No. # 92-240-x

Gentlemen:

Recently, several members of the Board of Directors of the Greater Patapsco Community Association and I had the opportunity to tour the Liberty Road Volunteer Fire Company facility at 10010 Liberty Road in Randallstown.

SEILAND AND JEDNORSKI, P. A.  
ATTORNEYS AT LAW

CHARLES A. JEDNORSKI  
DONALD M. BARRICK  
J. MICHAEL REICHER  
J. NEIL LANZ

SUITE 204  
25 WEST CHESAPEAKE AVENUE  
POST OFFICE BOX 5404  
TOWSON, MARYLAND 21204  
(301) 321-8200

JOHN O. SEILAND  
OF COUNSEL  
FAX NO. (301) 290-6947  
101

December 9, 1991

Arnold Jablon, Director  
Zoning Administration and  
Development Management  
111 West Chesapeake Avenue  
County Office Building  
Room 109  
Towson, Maryland 21204

Re: Liberty Road Volunteer Fire Company, Inc.  
10010 Liberty Road  
Randallstown, Maryland 21133  
Special Exception Petition  
Item No. 253

Dear Mr. Jablon:

On behalf of the Liberty Road Volunteer Fire Company, Inc., I hereby request that a Special Exception Hearing be scheduled as expeditiously as possible.

You may recall receiving from me a letter dated November 21, 1991, requesting the Waiver of a Hearing. In that letter, I believe I established the necessity of finalizing this process as soon as possible so that proper protection for new equipment and proper facilities for the volunteers can be provided.

The Liberty Road Volunteer Fire Company consists of approximately one hundred eighty (180) volunteers who provide emergency medical service and rescue activities to the northwestern Baltimore County area from the Howard County line to the Carroll County line. Funding is in place for the proposed construction and your petitioners have a cooperative builder who will make every effort to expedite the construction of the

Twelve Trees Association, Inc.  
Box 535  
Randallstown, MD 21133

January 11, 1992

Lawrence E. Schmidt,  
Zoning Commissioner for Baltimore County  
County Office Building  
Towson, MD 21204

Timothy M. Kotroco,  
Deputy Zoning Commissioner for Baltimore County  
County Office Building  
Towson, MD 21204

RE: Liberty Road Volunteer Fire Company, Inc.  
10010 Liberty Road  
Randallstown, MD 21133  
Petition for Special Exception for proposed building extension  
Case # 92-240-X

Dear Sirs:

We are writing in support of the proposed building extension for the facilities of the Liberty Road Volunteer Fire Department at the above address. We understand that the group plans to expand their building to include two new parking bays, as well as additional sleeping quarters, rest rooms and storage space for the 180 volunteers who staff this essential service. It was also explained to us that the volunteer group owns the property named above as the site of the proposed extension, and has funding in place to pay for the repairs.

The Liberty Road Volunteer Fire Department is an essential part of our community; our lives, literally, are in their hands. Our community of 351 homes is just across the street from the facilities of the Volunteer Fire Department, and this proximity is very assuring to each of us. We serve our community as its Board of Directors, managing its common assets on a voluntary basis; this responsibility is made much more bearable by the knowledge that the Liberty Road Volunteer Fire Department stands ready to serve our community in a crisis.

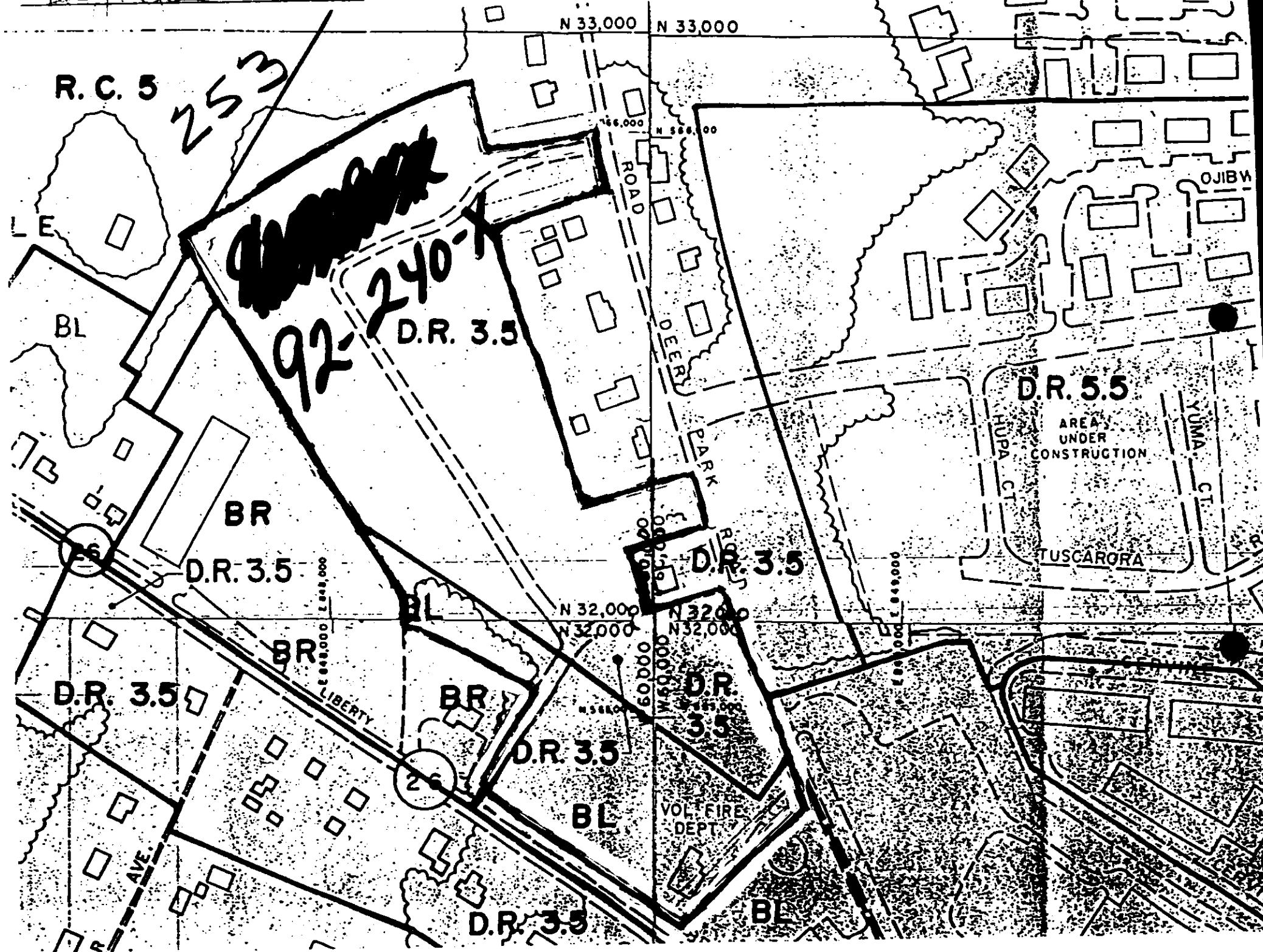
We feel the expanded facilities will only benefit the firemen and our community, and hence, urge you to grant them a

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
*John Wayne*  
*Paul W. Madigan*  
*Paul J. Zimmerman*  
*Paul J. Zimmerman*

ADDRESS  
*10010 Liberty Road*  
*6333 Resnick Blvd. Baltimore 21237*  
*111 West Chesapeake Avenue*  
*400 West Chesapeake Avenue*



SEILAND AND JEDNORSKI, P. A.  
ATTORNEYS AT LAW

CHARLES A. JEDNORSKI  
DONALD M. BARRICK  
J. MICHAEL REICHER  
J. NEIL LANZ

SUITE 204  
25 WEST CHESAPEAKE AVENUE  
POST OFFICE BOX 5404  
TOWSON, MARYLAND 21204  
(410) 321-8200

JOHN O. SEILAND  
OF COUNSEL  
FAX NO. (410) 290-6947  
101

January 8, 1992

PETITIONER'S  
EXHIBIT 3D

Lawrence E. Schmidt,  
Zoning Commissioner  
for Baltimore County  
County Office Building  
Towson, Maryland 21204

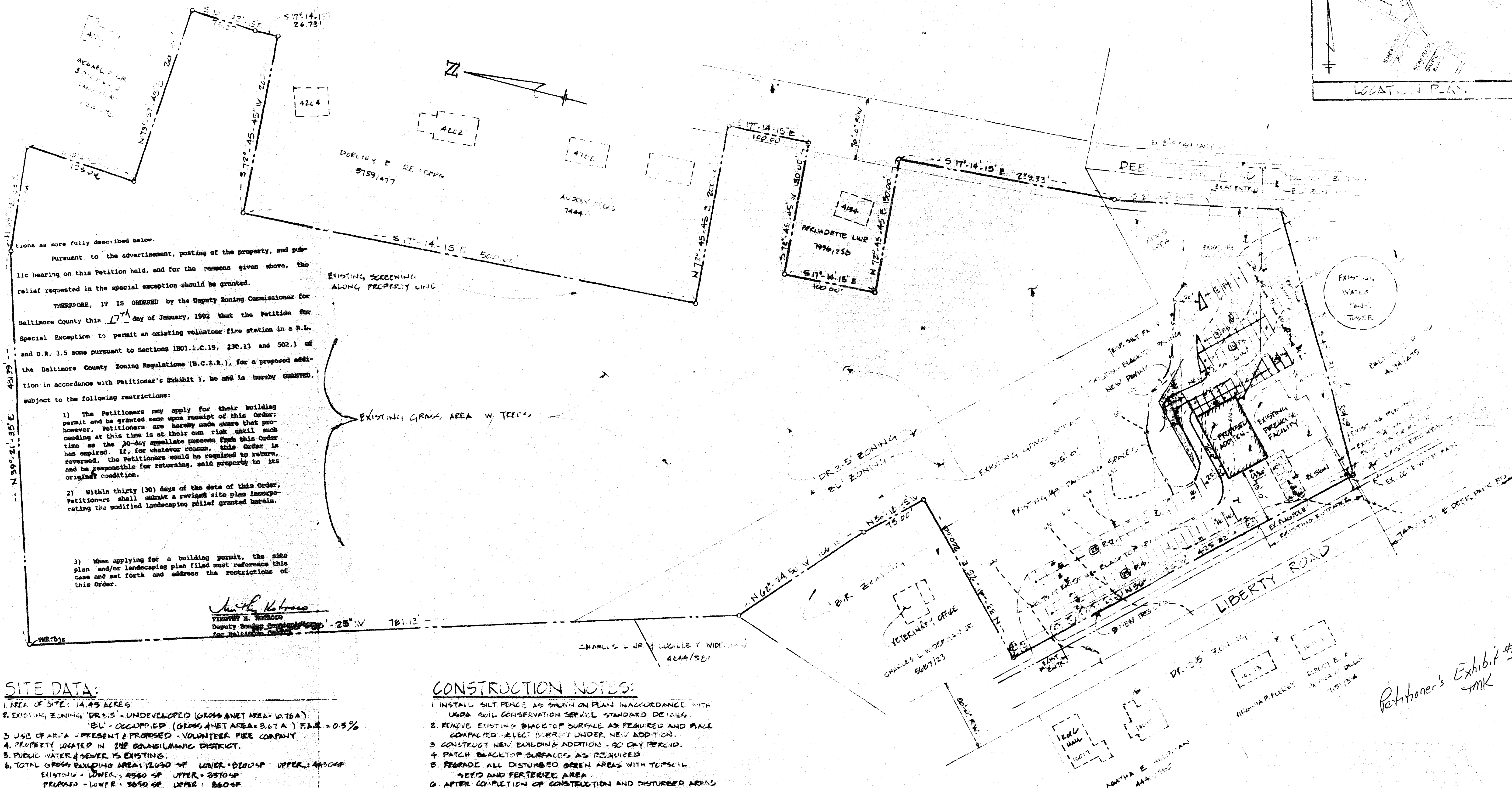
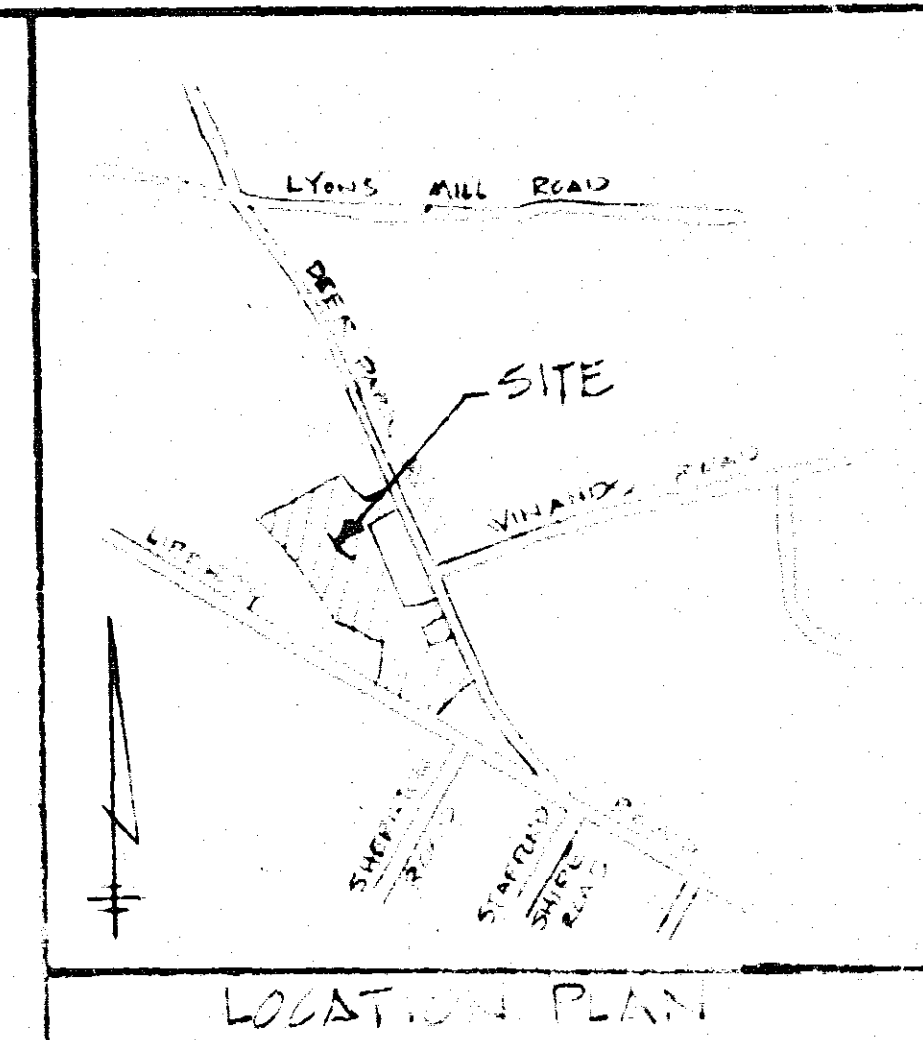
Timothy M. Kotroco,  
Deputy Zoning Commissioner  
for Baltimore County  
County Office Building  
Towson, Maryland 21204

Re: Liberty Road Volunteer Fire Company, Inc.  
10010 Liberty Road  
Randallstown, Maryland 21133  
Petition for Special Exception  
for Volunteer Fire Company  
Proposed Building Addition  
Case No.: 92-240-X

Gentlemen:

The Liberty Road Volunteer Fire Company, Inc. is the owner of the property known as 10010 Liberty Road in Baltimore County, Maryland. The Volunteer Fire Company consists of approximately one hundred eighty (180) volunteers who have provided emergency medical service and rescue activities to the northwestern Baltimore County area from the Howard County line to the Carroll County line for over 40 years. As a tax-exempt entity, the Volunteer Fire Company has voluntarily provided the fire protection and rescue services to the community as well as provided the use of its facilities for various meetings and social events.





# **SITE DATA:**

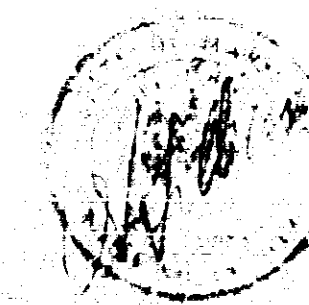
1. AREA OF SITE: 14.45 ACRES
2. EXISTING ZONING: DR-3.5 - UNDEVELOPED (GROSS NET AREA = 10.76A) 'BL' - OCCUPIED (GROSS NET AREA = 3.67A) F.R. = 0.5%
3. USE OF AREA - PRESENT & PROPOSED - VOLUNTEER FIRE COMPANY
4. PROPERTY LOCATED IN 2ND COUNCILMANIC DISTRICT.
5. PUBLIC WATER & SEWER IS EXISTING.
6. TOTAL GROSS BUILDING AREA: 12,030 SF LOWER = 8,200 SF UPPER = 3,830 SF  
EXISTING - LOWER = 4,550 SF UPPER = 3,570 SF  
PROPOSED - LOWER = 3,650 SF UPPER = 2,600 SF
7. PARKING REQUIREMENTS: 8,500 SF  
FIRE HOUSE AND AUXILIARY HALL USE: 10,230 = 200 = 34 PS  
HALL 2,400 = 50 = 48 PS  
TOTAL PARKING SPACES REQUIRED = 82 PS PROVIDED = 87 EXISTING (SEE INCL. 3 & 4)
8. PROPERTY REQUIRED THE FOLLOWING SPECIAL EXCEPTIONS PRIOR TO THIS PERMIT APPLICATION: CASE # 76-241-X - SPECIAL EXCEPTION FOR VOLUNTEER FIRE COMPANY AND COMMUNITY BUILDING (NEEDING SEASONAL CONSTRUCTION) GRANTED 6/15/76  
CASE # 84-341-X - SPECIAL EXCEPTION FOR VOLUNTEER FIRE COMPANY & COMMUNITY BUILDING GRANTED 6/15/84  
CASE # 92-240-X - SPECIAL EXCEPTION FOR VOLUNTEER FIRE COMPANY GRANTED 1/17/92

# **CONSTRUCTION NOTES:**

1. INSTALL SILT FENCE AS SHOWN ON PLAN IN ACCORDANCE WITH USDA SOIL CONSERVATION SERVICE STANDARD DETAILS.
2. REMOVE EXISTING BACKSTOP SURFACE AS REQUIRED AND PLACE COMPACTED SELECT BERR. 1 UNDER NEW ADDITION.
3. CONSTRUCT NEW BUILDING ADDITION - 90 DAY PERIOD.
4. PATCH BACKSTOP SURFACES AS REQUIRED.
5. REGRADE ALL DISTURBED GREEN AREAS WITH TOPSOIL, SEED AND FERTILIZE AREA.
6. AFTER COMPLETION OF CONSTRUCTION AND DISTURBED AREAS STABILIZED, REMOVE SILT FENCE.
7. LANDSCAPE REQUIREMENTS: ROAD FRONTAGE ONLY  
435.22' - 30' = 17.6 TREES REQUIRED  
9 BRANCHYD PEAR (2 1/2 CAL) PROVIDED \*

\* GRANTED IN SPECIAL HEARING CASE # 92-240X DATED 1/15/92

SA BERNHARDT & ASSOCIATES  
ENGINEERING, PLANNING, SURVEYING  
887 E. JOPPA ROAD  
BALTIMORE, MD 21204



SITE DEVELOPMENT PLAN			
SCALE: 1"=50'	APPROVED BY: RVL/HG-92	DRAWN BY: J.C.	CHECKED BY: J.C.
DATE: 11-1-91			
LIBERTY RD VOLUNTEER FIRE COMPANY			
10010 LIBERTY RD. HARRISVILLE BALTO. CO. MARYLAND			
MADIGAN CONSTRUCTION CO., INC.			
BALTIMORE, MARYLAND			
DRAWING NUMBER: C-1			

Petitioner's Exhibit #1  
mmk